

Re: RFP for Behavioral Health Building - Project No. E033-12415

Walter Wilson to: Daniel J. Becker

02/09/2012 04:24 PM

Steve.raasch, Noel.cervantes, labatem, tsutton, Roger.kuick, Louis, jduggan, ffalsetti, mkarge, eomari, Dan.beyer, Ursula.twombly, Kevin.odonnell, jeanc, genew, scottw, Leou, Dave.stroik, zuberj,

Bcc: Jim Tietjen

Dan:

Your Question: 1. In the "Attachment 4 Consultant Proposal Form" item III <u>Additional</u> <u>Services</u> we are to list services that might be required beyond Basic Services. In the proposal response do we need to list out qualifications, experience and fee break down for these sub consultants similar to as being done consultants that are part of providing Basic Services?

Answer: You may use your own discretion with regard to how you would like to present, or not present the credentials of those who may be tapped into your proposed Additional Services. You may wish to articulate some compelling reason for the county to even entertain Additional Services in the first place, as well as, identify those entities who are to assist in providing those services. Should you determine that whom ever delivers those Additional Services is irrelevant then proceed accordingly, or visa versa.

Your Question: 2. In "Section V – Proposal Content item M. Quality Control" it states "Quality control is to be performed by individuals not assigned to the project on a ongoing basis." Can this person be the same person as will be responsible for on-site observation during construction if this person is not assigned to the project on an ongoing basis prior to construction?

Answer: No. The purpose of "Item M. Quality Control" is to encourage the Consultant to require an unbiased critique of your documents as they are being developed. The critique may include constructability assurance, interference checking of plumbing, electrical and mechanical systems, and document coordination between specifications and trades. No. The consultant's contract/construction administrator IS a biased, "on-going" participant in the project and will be compelled *(good or bad documents in hand)* to defend their employer *"at some designated phase"* in the project.

Sincerely,

Walter L. Wilson, FAIA, NOMA, NCARB Principal Architect

Milwaukee County - DTPW - AE&ES 2711 W. Wells Street Milwaukee, WI 53208 Phone: (414) 278-4854

Fax: (414) 223-1366

"Daniel J. Becker" Walter, question for you:

02/09/2012 10:31:48 AM

From: "Daniel J. Becker" < dbecker@prarch.com>

To: <Walter.Wilson@milwcnty.com>

Date: 02/09/2012 10:31 AM

Subject: RFP for Behavioral Health Building - Project No. E033-12415

Walter, question for you:

Thank you, Dan

- 1. In the "Attachment 4 Consultant Proposal Form" item III <u>Additional Services</u> we are to list services that might be required beyond Basic Services. In the proposal response do we need to list out qualifications, experience and fee break down for these sub consultants similar to as being done consultants that are part of providing Basic Services?
- 2. In "Section V Proposal Content item M. Quality Control" it states "Quality control is to be performed by individuals not assigned to the project on a ongoing basis." Can this person be the same person as will be responsible for on-site observation during construction if this person is not assigned to the project on an ongoing basis prior to construction?

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contain information that is privileged, confidential and exempt from disclosure under applicable la	w. If y

contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended addressee, nor authorized to receive for the intended addressee, you are hereby notified that you may not use, copy, disclose or distribute to anyone the message or any information contained in the message. If you have received this message in error, please immediately advise the sender by reply email and delete the message.



To: Louis Wasserman < louis@louiswassermanandassociates.com>

Steve.raasch@zastudios.com, Noel.cervantes@anasc.com, labatem@aplususa.com,

Co: tsutton@henneman.com, Roger.kuick@zastudios.com,

Louis@louiswassermanandassociates.com, jduggan@concord-cc.com,

Bcc: Greg High/DPW/Milwaukee County, Jim Tietjen

Subject: RFP for Behavioral Health Building - Project No. E033-12415

Lewis:

Your Question:

What person, county official or committee ...will ultimately approve the program for the County Behavioral Health Building?

Answer:

The "final design program" will be reviewed and approved by the following, respectively:

- 1. Officials at the Department of Health and Human Needs within DHHS
- 2. County Finance and Audit Committee
- 3. Milwaukee County Board of Supervisors

Walter L. Wilson, FAIA, NOMA, NCARB Principal Architect

Milwaukee County - DTPW - AE&ES 2711 W. Wells Street Milwaukee, WI 53208 Phone: (414) 278-4854

Fax: (414) 223-1366

Louis Wasserman Dear Walter: What person, county official or co...

02/08/2012 11:21:35 AM

From:

Louis Wasserman < louis@louiswassermanandassociates.com>

To:

Walter Wilson <walter.wilson@milwcnty.com>

Date:

02/08/2012 11:21 AM

Subject:

RFP for Behavioral Health Building

Dear Walter:

What person, county official or committee ...will ultimately approve the program for the County Behavioral Health Building?

Lo	uis	W
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Louis Wasserman & Associates Architecture . Planning . Landscape Architecture

P.O.Box 11138 Milwaukee, WI 53211

<u>email:louis@louiswassermanandassociates.com</u> web: <u>www.louiswassermanandassociates.com</u> phone: 414 271-6474



To: Cc: Louis Wasserman < louis@louiswassermanandassociates.com>

Steve.raasch@zastudios.com, Noel.cervantes@anasc.com, labatem@aplususa.com,

tsutton@henneman.com, Roger.kuick@zastudios.com,

Louis@louiswassermanandassociates.com, jduggan@concord-cc.com,

Boo!

Subject: Fw: MCBHD New Hospital Conceptual Study

Louis:

Your question:

Dear Walter

Please see attached note overlay on attachment "d" it makes reference to at least a 44 page program that... could be illuminating.

1 attachment



44note.pdf

Louis

Answer:

Please refer to Summary of Departments and Other Spaces for BHD (Attachment "D" in the ZAS Report). Then follow the e-mail thread below starting with the first one from Kuick, Roger G. Please be aware that the Zimmerman Architectural Studios, Inc. study was, for lack of a better term, hypothetical.

From:

Kuick, Roger G.

Subject:

RE: MCBHD New Hospital Conceptual Study

Walter,

Attached is a page from the study which outlines the non-departmental space requirements. <u>It is</u> page 55, rather than page 44. Also attached is the original page containing the Summary of Departments and other Spaces for BHD. You will *notice that several departments listed at the* top of the page were edited out for the page placed in the study. The page numbers were not edited within the Microsoft Excel program. This fits into the category of, "if I knew then, that this study would be the basis for many RFP responses, I would have deleted the page numbers and added some more disclaimers as to the depth and limits of the study itself." I think the simplest solution for now is to send out the summary page with the page number blotted out



Pages from Space Utilization Study.pdf

Roger Kuick, AIA Senior Associate | Project Architect Zimmerman Architectural Studios, Inc. 2122 West Mt. Vernon Avenue Milwaukee, WI 53233

From: Walter.Wilson@milwcnty.com [mailto:Walter.Wilson@milwcnty.com]

Sent: Wednesday, February 08, 2012 12:09 PM

To: Jim. Tietjen@milwcnty.com

Cc: Kuick, Roger G.

Subject: Re: Fw: MCBHD New Hospital Conceptual Study

Jim:

The items that Roger Kuick e-mailed to you are already provided in the County RFP. However, Attachment "D" is a three-column tabulation of space requirements, where the second column of that document lists page numbers for, for example "Non-departmental Requirements on Page 44." The consultant wants to see what is on page 43 and 44 as referenced on Attachment "D."

Thanks for you help.

Walter L. Wilson, FAIA, NOMA, NCARB Principal Architect

Milwaukee County - DTPW - AE&ES 2711 W. Wells Street Milwaukee, WI 53208 Phone: (414) 278-4854

Fax: (414) 223-1366

From: Jim Tietjen/DHS/Milwaukee County

To: Walter Wilson/DPW/Milwaukee County@milwco

Date: 02/08/2012 11:53 AM

Subject: Fw: MCBHD New Hospital Conceptual Study

Per your request Jim Tietjen Associate Director of Operations Milwaukee County DHHS <u>itietjen@milwcnty.com</u> (414) 289-6325 (414) 349-9838

---- Forwarded by Jim Tietjen/DHS/Milwaukee County on 02/08/2012 11:53 AM -----

From: "Kuick, Roger G." < Roger.Kuick@zastudios.com>

To: "Jim.Tietjen@milwcnty.com" < Jim.Tietjen@milwcnty.com>

Date:

02/08/2012 09:58 AM

Subject:

MCBHD New Hospital Conceptual Study

Jim,

I have attached all of the attachments from the study, just in case any are needed.

The summary of departments and other BHD space (attachment "D") seems to have been taken at full face value. It is not the absolute list of all departments and spaces to be included in any new hospital building complex. Space for areas, such as food service, is not spelled out and other spaces shown in the attachment may be part of the hospital (administrative space for Alcohol programs). I only mention this because there are questions brewing out there that will probably come back to you. A reminder of the context in which we worked this study in to your report helps to ease my mind and hopefully yours, as well.

Roger Kuick, AIA

Senior Associate | Project Architect

Phone: 414.918.1486 Fax: 414.302.3772 Mobile: 414.526.6391

Roger.Kuick@zastudios.com

Zimmerman Architectural Studios, Inc.

2122 West Mt. Vernon Avenue Milwaukee, WI 53233 Facebook | Flickr | LinkedIn | Twitter



Pages from Space Utilization Study.pdf

SUMMARY OF DEPARTMENTS AND OTHER SPACES FOR BHD

DEPART	MENT	PAGE	USF
	BHD Wraparound Program	3	10,592
0	BHD Mobile Urgent Treatment Team	6	2,215
	BHD Child Adolescent Inpatient Service	7	14,468
	BHD Day Hospital	9	11,469
-	BHD Adult Mobile Crisis Team	11	1,704
6312	Administration	12	770
6323	Medical Director's Office	13	763
6324	Psychology	14	818
6325	Nursing Administration	15	504
6332	Quality Improvement / Dev.	16	835
6333	Human Resources	17	1,613
6334	Utilization Management	18	792
6336	Educational Services	19	922
6363	Rehabilitation Center - Hilltop (PT)	20	3,255
6364	Rehabilitation Center - IMD (PT)	21	2,366
6373	Acute Adult Inpatient Units (PT)	22	3,441
6383	Child / Adolescent Inpatient Services (PT)	23	540
6402	Community Support Administration	24	331
6406	Targeted Case Management	25	1,140
6407	Service Access Independent Living	26	3,768
6413	Day Treatment	27	3,700
6423	Alcohol / Other Drug Abuse - TANF	28	288
6424	Alcohol / Other Drug Abuse - NON-TANF	29	144
6425	Alcohol and Other Drug Abuse - Grant	30	475
	Housing	31	907
6433	Psychiatric Crisis Services (ER)	32	7,399
6443	·	33	1,944
6504	Legal Services	34	331
6512	Support Services Administration	35	1,440
6513	Dietary	36	468
6514	Storeroom	37	0
6515	Pharmacy	38	492
6516	Clerical Pool	39	612
6532	Facilities Maintenance Admin.	40	360
6535	Housekeeping	41	0
6536	Linen	42	511
6552	Fiscal Administration		
6553	Fiscal Services	43	1,260
6554	Accounts Receivable	44	1,404
6555	Admissions	45	1,737
6557	Medical Records	46	3,506
6600	Staffing Office	47	756
6700	Various	48	0
6800	Security	49	288
6900	Accenture	50	1,008
7000	Consumer Affairs	51	288
7100	Winged Victory	52	720
	Administrative Resource	53	612
	Central Clinic	54	1,509
			28,004

NON-DEPARTMENTAL REQUIREMENTS

SPACE REQUIREMENTS (Present)

Room/Area Name	Room	Area	Size	Net S.F. Per Unit	Total Net S.F.	Net + Circul. S.F.
Recreational Facility	1		25' x 60'	1,500	1,500	1,800
Data Center	1		50' X 76'	3,800	3,800	4,560
Large Conference Room (for 12 People)	7		15' x 20'	300	2,100	2,520
Small Conference Room (for 6 People)	10		10' x 12'	120	1,200	1,440
Multi-Purpose Room Includes Space for: 36 People at Tables/Chairs 75 People in Rows of Chairs Movable Partition	1		35' x 55'	1,925	1,925	2,310
Coffee Room	7		6' x 10'	60	420	. 504
Copy/Fax Workroom	7		10' x 15'	150	1,050	1,260
General Storage	7		10' x 10'	100	700	840
Coat Storage (for 400 People Distributed Throughout Facility)					600	720
Mail Room	1			500	500	600
* Kitchen	1					1,950
* Cafeteria/Servery	1					2,300
* Dining and Vending	1					6,100
* Dishwashing	1					1,100
			A	-	13,795	28,004

^{*} Indicates Existing Spaces at St. Michael's Hospital

PLANNING NOTES:

Data Center should be located on First Floor near the freight elevator that services the Loading Dock.